

EXBOURNE NEIGHBOURHOOD PLAN Minutes of monthly meeting held in the Village Hall on 26th October 2017
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Present:

Adam Hedley (AH) Michael Brady (MB) Gaye Langham (GL) Dorothy Gennard (DG)
 Sally Kenealy (SK) Kirk England (KE)

Action

1	Apologies: Sally Hordern	
2	<p>Evidence Base</p> <p><u>Site Allocation</u></p> <p>The Group discussed some correspondence between AH and Mandy Goddard at WDBC concerning the procedural requirements for the Neighbourhood Plan to include site allocations. She had explained that the next step would be for the Group to demonstrate that any constraints highlighted in site assessments could be overcome and that any potential development site was deliverable. She recommended that all the sites were reassessed for this purpose using the latest site assessment matrix produced by WDBC.</p> <p>Both AH and Stuart Todd (the Group's planning consultant) had questioned the benefit of subjecting the sites to further assessment. Mandy Goddard had explained that the latest matrix was more detailed than the old one and could be used to reaffirm the validity of the process in light of the landowner complaint received in relation to the current assessments.</p> <p>There was concern amongst the Group over the amount of potential additional work in reassessing all the sites. It was agreed that AH would assess Site F (Land to the North of Stowe Lane) using the new matrix to determine what was involved and report back at the next meeting.</p> <p>In correspondence, AH had also asked Mandy Goddard whether a particular space for a community asset (such as a car park) can be secured through site allocation. Although initially indicating the Group may have problems requiring the provision of a car park using planning obligations in a housing site allocation policy, after challenge under guidance from Stuart Todd, she agreed that the neighbourhood plan could include a policy safeguarding a piece of land for a car park should it become deliverable.</p> <p>KE had spoken to the project leaders of a number of other neighbourhood plans to try and understand the practicalities involved in allocating sites and what could potentially be achieved. Unfortunately, few had been able to offer advice:</p> <p>Aylesbeare's pre-submission draft neighbourhood plan included a site allocation policy which:</p> <ul style="list-style-type: none"> • allocated space for a community asset (village green); • specified the number of houses to be built and their location; • specified the size of the properties (number of bedrooms); and • incorporated the village design statement. <p>However, work on the Aylesbeare neighbourhood plan had ceased before Independent Examination.</p> <p>Bere Peninsula are a group in West Devon considering site allocations and KE had recently been provided with some documentation concerning housing there prepared by Mike Palmer, an individual with planning experience in that group. KE had not reviewed this in detail yet but hoped to shortly. Interestingly, KE</p>	AH

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	<p>criteria. He also warned that some examiners may not support the designation of an area of land as a LGS when the landowner had objected.</p> <p>MB added that he thought he had read it was possible to protect certain open spaces within a settlement and of value to the community that might not otherwise meet the criteria to be designated as an LGS. MB agreed to try and provide support for this.</p>	MB
3	<p>Plan and policy</p> <p><u>Vision, aims and objectives</u></p> <p>KE had reviewed the report on the Community Consultation Day and, in particular, each of the comments received in relation to the vision, aims and objectives, to try and identify where they could potentially be amended or improved. After some discussion, it was agreed that</p> <ul style="list-style-type: none"> • DG would draft an objective concerning the protection of Devon banks and hedgerows in the parish, as this appeared to be widely supported by the community; • the community action plan objective that encourages traffic calming in the village should be amended to promote traffic reduction rather than calming, as views were split on the issue of introducing traffic calming measures; and • the vision would be changed so that it applied to the parish rather than just the village. <p><u>Policy drafting</u></p> <p>DG and SL had both made an initial attempt at drafting policy against the natural environment and roads and parking objectives respectively. AH expressed his gratitude for this effort and apologised as he had held recent discussions with Stuart Todd that had persuaded him to consider changing the approach adopted to policy development. When discussing how he might be able to aid progress on the Neighbourhood Plan, Stuart had explained that other groups had found it helpful for him to use a plan's aims and objectives and other evidence to draft some proposed "policy intents". Once agreed, these could be used as a basis for Stuart to draft policy in appropriate planning language. They could also be used to help identify gaps in a neighbourhood plan's evidence base.</p> <p>Stuart had estimated it would take 1 to 2 days to complete this work for Exbourne. There were some concerns amongst the Group that Stuart would not have enough information to cover all of the issues. AH thought Stuart's experience with other plans for rural villages would enable him to make a good first attempt, which the Group could use as a basis for discussion and subsequent feedback. After some debate, it was agreed that, once the Group had finalised the aims and objectives, AH would forward them to Stuart to begin this piece of work.</p>	<p>DG</p> <p>AH</p> <p>AH</p>
4	<p>Finance</p> <p>AH reported that he had made arrangements to repay Locality £2,703.16 of the unspent grant funding made available for the 6-month period ending 30 September.</p>	

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5	AOB None	
5	Next meeting Thursday 30 th November 2017, 7:30pm in the Burrow.	ALL

**IF YOU ARE READING THESE MINUTES AND INTERESTED IN JOINING THE NEIGHBOURHOOD PLAN GROUP,
OR MAKING A CONTRIBUTION TO THE GROUP'S WORK, THEN PLEASE CONTACT ADAM HEDLEY ON 851648**